17-954

STATE OF WISCONSIN CIRCUIT COURT WALWORTH COUNTY

United States of America acting through
Rural Housing Service (RHS), and Successor
Agency,

Plaintiff,

vs.

Stephen R. Beauchamp,
Julie A. Beauchamp,
First Banking Center, Inc.,
American General Financial Services of Wisconsin, Inc,.
Cottonwood Financial Wisconsin LLC,
Portfolio Recovery Associates LLC,
Capital One Bank (USA), N.A.,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No. 17 CV 65
Classification: 30404

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-captioned action on the 24th day of April, 2017, I or my designee will sell at public auction in the **Lobby of the Sheriff's Office, 1770 County Road NN, Elkhorn, WI 53121**, on **January 4, 2018, at 10:00 a.m.**, all of the following described mortgaged premises, to-wit:

Lots 3 through 10, inclusive, Block 8, Lake Ivanhoe Resort Subdivision, according to the recorded plat thereof. Said land being in the Town of Bloomfield, County of Walworth and State of Wisconsin.

PIN #:	MIR 00120
PROPERTY ADDRESS:	W845 Dunbar Boulevard, Burlington, WI 53105
TERMS OF SALE:	Sold 'as is' and is subject to all liens and encumbrances. Cash, cashier's check or certified funds payable to Clerk of Court;
DOWN PAYMENT:	10% of successful bid to be paid at time of Sale;
BALANCE DUE:	within ten (10) days after Confirmation of Sale hearing to be held on January 29, 2018, also payable to Clerk of Court.

Dated at Elkhorn, Wisconsin this 03rd day of November, 2017.

/s/
Sheriff Kurt Picknell
Walworth County, Wisconsin

Heywood, Cari & Anderson, S.C.
Attorney for Plaintiff, Samuel R. Cari
816 Dominion Dr., Ste 100, PO Box 125
Hudson, WI 54016 Tel: 715-386-5551